090.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	564,100 / 564,100
					USE VALUE:	564,100 / 564,100
					ASSESSED:	564,100 / 564,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RODRIGUEZ ALEJANDRO
Owner 2:	ROMEU EMMA
Owner 3:	
Street 1:	143 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RADOVICH MARY R -
Owner 2:	-
Street 1:	143 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,284 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1928, having primarily Vinyl Exterior and 1288 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5284.000	179,400		384,700	564,100
Total Card	0.121	179,400		384,700	564,100
Total Parcel	0.121	179,400		384,700	564,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.97 | /Parcel: 437.9

Legal Description

User Acct 57805

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 090.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	179,400	0	5,284.	384,700	564,100	564,100	Year End Roll	12/18/2019
2019	101	FV	161,500	0	5,284.	390,200	551,700	551,700	Year End Roll	1/3/2019
2018	101	FV	161,500	0	5,284.	291,300	452,800	452,800	Year End Roll	12/20/2017
2017	101	FV	161,500	0	5,284.	263,800	425,300	425,300	Year End Roll	1/3/2017
2016	101	FV	161,500	0	5,284.	252,800	414,300	414,300	Year End	1/4/2016
2015	101	FV	150,900	0	5,284.	214,300	365,200	365,200	Year End Roll	12/11/2014
2014	101	FV	150,900	0	5,284.	203,300	354,200	354,200	Year End Roll	12/16/2013
2013	101	FV	150,900	0	5,284.	193,500	344,400	344,400		12/13/2012

!7316!

PRINT

Date	Time
12/10/20	21:57:58

LAST REV

Date	Time
07/11/19	15:36:23
apro	
7316	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADOVICH MARY R	50780-158		2/28/2008		342,000	No	No		Affidavit of Scrivener`s error 71466:259
	14920-17		3/1/1983		78,100	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2004	512	New Wind	8,150	C				14 VINYL REPL WNDW

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
12/9/2008	Meas/Inspect	345	PATRIOT
3/28/2005	Permit Visit	BR	B Rossignol
10/26/2000	Hearing Chag	197	PATRIOT
3/6/2000	Inspected	276	PATRIOT
1/28/2000	Measured	264	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	57805
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5284		Sq. Ft.	Site		0	70.	1.04	5			Heavy T	-5					384,715						384,700	

Total AC/HA: 0.12130 | Total SF/SM: 5284 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,715 | Spl Credit | Total: 384,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	141.455
Other Features:	56850
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278552
Depreciation:	99164
Depreciated Total:	179387

COMMENTS

SINK AND TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

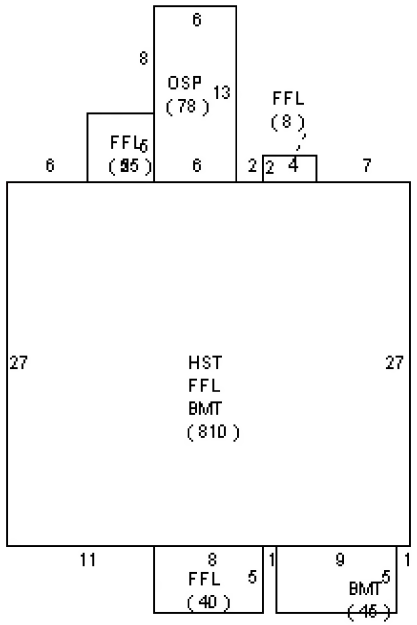
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.46
Special Features:	0	Val/Su Net:	80.77
Final Total:	179400	Val/Su SzAd	139.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	883	141.460	124,905
BMT	Basement	855	42.440	36,283
HST	Half Story	405	141.460	57,289
OSP	Screen Porch	78	41.330	3,224

Net Sketched Area:	2,221		Total:	221,701	
Size Ad	1288	Gross Are	2626	FinArea	1288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: